

The Wethersfield Historic District Commission held a Public Hearing on January 8, 2013 at the Wethersfield Town Hall, Town Manager's Conference Room – First Floor, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present: Robert Garrey, Chairperson  
Michael Rell, Vice Chairperson  
John Maycock, Clerk  
Cynthia Greenblatt  
Douglas Ovian, Alternate  
Paul Courchaine, Alternate  
Lisa Wurzer, Alternate

Members Absent: Mark Raymond

Also Present: Kristin Stearley, Historic District Coordinator  
Linda Messina, Recording Secretary

Commissioner Garrey called the meeting to order at 7:30 PM, and read the opening comments. Commissioner Maycock, Clerk, read the Legal Notice as it appeared in the *Rare Reminder* on December 27, 2012.

**APPLICATION NO. 4114-13.** Stacey Pinney seeking to install a 24" x 32" stainless steel chase cover and chimney cap on the existing brick chimney at 410-412 Middletown Avenue.

Stacey Pinney, 410 Middletown Avenue, appeared before the Commission. She is changing her boiler from oil to gas so the chimney needs a liner to vent it. The chimney has no terra cotta flue inside it. It's square on the top with nothing to hook the liner onto. She needs a chimney chase cover that sits on the brick to protect the chimney. The chimney liner accommodates both boilers. The cap covers the entire chimney. It is plain stainless steel. There will be a rain cap in the center. It will be approximately 12" higher than the cap. Photos of neighboring properties with chimney caps were submitted. It is a solid cover. There will be no mesh on it. The 6" flue is in the center of the chimney.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 4115-13.** Susan Veilleux seeking to replace the existing wood roof shingles with asphalt roof shingles on the shed at 133 Main Street.

Applicant not present.

**APPLICATION NO. 4116-13.** Mike Irace seeking to demolish the existing rear enclosed porch and deck and construct a 21' x 16' single story addition and a 20' x 18' deck at 20 Rosedale Street.

Mike and Liz Irace, 20 Rosedale Street, appeared before the Commission. A plot plan was submitted. The house is currently vinyl sided and has replacement windows. The siding and windows on the addition will match the existing structure. The foundation is concrete block but will have stucco on the three sides. South Elevation – the door will be a steel 12 light door. They haven't decided on a manufacturer yet. North Elevation – this door will be a 15 light steel door. The manufacturer will be Jeld Wen. The window light patterns vary and are indicated on the drawing. They have wrapped trim but full sills. They will be matching the window trim. There will be a staircase and landing. The stairs will be Trex. The rails will be Trex with standard square balusters with a toe kick. The balusters will

be white. The stairs will be grey. The bottom of the stairs will be open (no lattice). The eaves and rake board will be matched to existing. The roof braces will also match existing. The roof will match existing. They will not have the bump out on the rear elevation which was on the original drawings for a gas fireplace. There will be a black matte finish on the vent. There will be gutters and downspouts to match existing. There will be a standard white coach light over the back door on the north side.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

Upon motion by Commissioner Maycock seconded by Commissioner Rell, and a poll of the Commission, it was voted to close the public hearing on Applications 4114-13 and 4116-13 and leave application 4115-13 open and to open the public meeting.

Aye: Garrey, Rell, Maycock, Greenblatt, Ovian

**APPLICATION NO. 4114-13.** Stacey Pinney seeking to install a 24" x 32" stainless steel chase cover and chimney cap on the existing brick chimney at 410-412 Middletown Avenue.

Upon motion by Commissioner Maycock seconded by Commissioner Rell and a poll of the Commission, it was voted to TABLE the application.

**Discussion**

Commissioner Garrey stated that he doesn't understand how she could have already done the conversion.

Commissioner Ovian stated that the liner is much smaller than the size of the opening in the chimney. The crown of the chimney is completely covered with a pole in the middle. Since it's curved, you will see more of the caps and the pole. It's a colonial house. Some houses have curved brick arches over their long chimneys and you see them occasionally. Maybe this is going to look kind of like that. On the other hand, you don't know how it is going to execute.

Commissioner Courchaine stated that we are wasting time here. Just have her come back in with a photo.

Aye: Garrey, Rell, Maycock, Greenblatt, Ovian

**APPLICATION NO. 4116-13.** Mike Irace seeking to demolish the existing rear enclosed porch and deck and construct a 21' x 16' single story addition and a 20' x 18' deck at 20 Rosedale Street.

Upon motion by Commissioner Maycock seconded by Commissioner Ovian and a poll of the Commission, it was voted to APPROVE the application with the following stipulations:

1. All siding and trim shall match the existing in design and color.
2. The roofing material shall match the existing in design and color.
3. The light on the side door shall be a standard white coach light.
4. The bottom of the stairs shall remain open with no skirting.
5. The stairs and deck treads shall be Trex in the color gray.

**Discussion**

Commissioner Maycock stated that this is a nice design and it is keeping with the original design of the house.

Commissioner Garrey stated that it is very well proportioned inset and the roof is done well to replicate the design of the original.

Commissioner Ovian stated that some of the lower part is not going to be visible because of the pool.

Aye: Garrey, Rell, Maycock, Greenblatt, Ovian

**MINUTES OF NOVEMBER 27, 2012**

Upon motion by Commissioner Maycock, seconded by Commissioner Greenblatt and a poll of the Commission, it was voted to APPROVE the minutes of the November 27, 2012 meeting as submitted.

Aye: Garrey, Rell, Maycock, Greenblatt, Ovian

**MINUTES OF SPECIAL MEETING NOVEMBER 13, 2012**

Upon motion by Commissioner Garrey, seconded by Commissioner Wurzer and a poll of the Commission, it was voted to APPROVE the minutes of the November 13, 2012 special meeting as submitted.

Aye: Garrey, Wurzer, Ovian

**OTHER BUSINESS**

**Public comments on general matters of the Historic District**

Commissioner Courchaine shared that he has been attending the Conservation & Development meetings. They have outlined the responsibilities of the HDC in their draft. The draft is available on-line at [planwethersfield.com](http://planwethersfield.com).

**Report of the Historic District Coordinator**

All of the approved revisions have been made to the Handbook. She has given a copy to each commissioner and has asked them to review it and make sure all the revisions are in order. She will publish the newest version of the Handbook once the Commission is satisfied.

**Correspondence**

None.

**ADJOURNMENT**

Upon motion by Commissioner Maycock, seconded by Commissioner Greenblatt and a poll of the Commission, it was voted to ADJOURN the meeting at 8:30 PM.

Aye: Garrey, Rell, Maycock, Greenblatt, Ovian

Respectfully Submitted

TOWN OF WETHERSFIELD  
HISTORIC DISTRICT COMMISSION

John Maycock  
-Clerk -